

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

April 15, 2004

P. Sartorius called the meeting to order at 4:01 p.m., and roll was taken.

MEMBERS PRESENT: T. Harryman, J. Aslakson, B. Mazade, S. Warmington, P. Sartorius, T. Johnson, B. Smith, T. Michalski, L. Spataro

MEMBERS ABSENT: None.

STAFF PRESENT: B. Lazor, H. Griffith

OTHERS PRESENT: G. Teerman, Lake Welding Supply; G. Adams, LSL; G. Mudler, CEO Hackley Hospital; H. Woodard, 1761 Clinton; B. Gooden, 1733 Fifth; J. Roberg, Director of Plant Services.

APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of March 11, 2004 was made by J. Aslakson, supported by T. Harryman and unanimously approved.

PUBLIC HEARINGS

Hearing; Case 2004-10: Request to vacate Jackson Ave. between East Western and Ottawa Street, by Gregory Teerman. B. Lazor presented the staff report. Lake Welding Supply (LWS), 363 Ottawa, is pursuing the vacation of part of Jackson street, to the south of their business, in order to help accommodate a proposed future business expansion. If the vacation is approved LWS will be returning to the Planning Commission for a special use permit for the installation of a bulk-storage propane tank. Staff has met with Mr. Teerman to discuss the issue of the propane tank. The first proposal was to place it near E. Western Avenue. This was too close for city staff's comfort level because of the major utilities running down Western. The option of moving the tank farther away from western was discussed and the result was the action of looking into the vacation of Jackson Ave. Mr. Teerman has stated that the propane tank is needed to stay competitive with other similar facilities in the area. Jackson Street is about midway between Marquette and Giddings. Access would still be available to East Western from these other streets. The road is currently in disrepair and appears to be made out of gravel. The property to the south of Jackson street has an entrance and some parking off of Jackson Street. Access to the north side of the property may be an issue. The building also has access from E. Western and Ottawa. There are utilities that run through Jackson Street between Western and Ottawa. The Department of Public Works needs utility easements with building and setback restrictions so nothing can be built over the utilities. The Police department has no major issues with the vacation. Staff has not received comments from Fire or Engineering, but will bring any comments to the meeting. Staff recommends approval of the request with the condition that the

City retain all easement rights to the utilities.

G. Teerman stated that they had met with Confesco (owner located across this street) to let them know what they are doing and to see if they would approve of the request. Confesco stated that they were in agreement with it. T. Johnson asked if there were any utilities that ran under the street between Ottawa and Western because they wouldn't be allowed to build anything permanent on top of the area. G. Teerman stated that they wouldn't be building anything on top of it. He believes that the only utility that is there is a water main for a fire hydrant.

A motion to close the public hearing was made by L. Spataro, supported by J. Aslakson and unanimously approved.

A motion that the vacation of Jackson Avenue between East Western Ave and Ottawa Streets be approved based on the following condition: that all City easements be retained, was made by L. Spataro, supported by T. Harryman and unanimously approved.

Hearing; Case 2004-11: Request to vacate Larch Avenue between Clinton and Leahy Street, by Hackley Hospital (Gerald Adams). B. Lazor presented the staff report. Hackley Hospital is in the midst of turning the hospital into a more of a campus like atmosphere. The hospital is shifting focus from the neighborhood more towards the heavily traveled Laketon Avenue. The Master Planning Process has indicated that two new buildings are being planned for the campus, a 48,000 sq. ft. medical office building and a 20,000 sq. ft. cancer treatment center. The hospital is now requesting the vacation of two streets located within the "hospital campus." Larch Avenue runs south of the main hospital building and bisects the parking areas in between Peck and Leahy. The applicant has submitted a traffic analysis that indicated 85% to 90% of vehicles on that street are hospital related. Which translates to 10 to 15% passing through. The site plan (Case 2004-13) shows that if the street is vacated, larch will be closed off to inhibit through traffic. The connection through the site is planned to still be there, however it will be offset. The applicant has submitted a list of ways the vacation will help to improve the hospital site. The vacation will help to create a campus atmosphere, enhance development to the south of the complex, reduce traffic conflicts, and eliminate city maintenance on a road that is mainly used for private use. The hospital owns the land on both sides of the street. It intends on making the area more pedestrian friendly for staff and patients and a public street running down the middle makes that difficult. Staff has received comments from the DPW, they have indicated that we would need to obtain an easement for water, sewer, and storm utilities. Staff supplied the commission members with Engineering's comments for the entire site. Staff recommends approval of the request with the condition that the City retain all easement rights to the utilities.

G. Mudler stated that they are working on re-orienting the front of the hospital toward Laketon Ave. Some displays were shown to the commission members of the proposed changes as well as some possible future plans. These were referenced throughout this case as well as the following 2 cases. J. Aslakson asked where the 2 buildings would be located. G. Adams showed where they would be on the drawings.

B. Smith arrived at 4:18 p.m.

G. Adams went over the projects, the history, landscaping, and fencing. There would be

landscaping and fencing on the property along Hoyt St. The applicant is willing to maintain the streets. J. Aslakson asked why the request wasn't to vacate all of Larch. G. Adams stated that there is still a residential home that accesses that portion of Larch. The road would need to remain open for them. J. Aslakson asked if they had any plans to expand across Hoyt St. G. Mudler stated that they have been approached by some of the residents in that area asking if the hospital would purchase their property, but the hospital has no plans to expand in that direction. T. Harryman asked how the area of Larch would be pedestrian friendly if they approve the vacation. G. Adams stated that there is no control over it now. There would be a significant amount of greenspace. T. Harryman asked if emergency vehicles would be able to access Peck and Sanford Streets. G. Adams stated that they would. H. Woodard was concerned about emergency vehicles being able to get to his property. G. Adams stated that the emergency vehicles would have no problems being able to get to him. B. Gooden stated that he uses the bike path and experiences problems crossing Sanford and Peck Streets as it is, he is concerned that there would be an additional hard location once the old Jiroch street is re-opened and the hospital has access from Laketon Ave.

A motion to close the public hearing was made by L. Spataro, supported by T. Harryman and unanimously approved.

L. Spataro stated that compromises have to be made. The applicant has listed to the commission and residents in the neighborhood. They are orienting their expansions to the south as asked. He is in support of this proposal. T. Harryman stated that he isn't in support of this street vacation. He is concerned about pedestrian/vehicle access. He likes the design and wanting to improve the neighborhood. B. Smith asked the applicant if they had another plan if the street weren't vacated. G. Adams stated that there are no other alternatives unless they buy more land. This would also impede development. He addressed the grid system of streets and addressed the impacts.

S. Warmington arrived at 4:56 p.m.

P. Sartorius asked if there would be fencing along the west side of the property. G. Adams stated that there wouldn't be. J. Aslakson asked if they had a time frame of when construction would begin. J. Roberg stated that the work would begin this summer. L. Spataro went over the plan in regards to the pedestrian walkway. He felt that this would be more user friendly. He discussed other alternatives, which would all require a street vacation.

B. Mazade arrived at 5:07 p.m.

T. Johnson had some concerns about the entry from Clinton St. J. Aslakson felt that this was the best option and the least disruptive. T. Michalski stated that he didn't see an immediate need to vacate Larch at this time. P. Sartorius asked the applicant what their timeline for development would be. G. Adams stated that they haven't worked on the actual designs because they need to know what property they have to work with. Once the vacations are decided, they could proceed. G. Mudler stated that he also didn't know what the timeline would be.

A motion that the vacation of Larch Avenue between Clinton and Leahy Street be approved,

based on the following condition: that all City easements be retained, was made by T. Johnson, supported by B. Smith and approved with T. Harryman and T. Michalski voting nay.

T. Harryman left at 5:28 p.m.

Hearing; Case 2004-12: Request to vacate Leahy Street between Larch Avenue and the Hackley Hospital Professional Center entry drive, by Hackley Hospital (Gerald Adams). B. Lazor presented the staff report. A previous case has vacated the section of street to the north of this proposed Leahy vacation. There apparently was a property that was not associated with the hospital and the entire street could not be vacated. Since that time, the hospital has acquired the land and now owns the property on both sides. This section of Leahy does not serve anything but the hospital itself. It serves the function of a private drive as it sits now. Vacating the street would not appear to disrupt or change the current circulation of the area. Staff has received comments from the DPW, they have indicated that we would need to obtain an easement for water, sewer, and storm utilities. Staff supplied Engineering's comments at the meeting. Staff recommends approval of the request with the condition that the City retain all easement rights to the utilities.

A motion to close the public hearing was made by J. Aslakson, supported by B. Smith and unanimously approved.

J. Aslakson stated that he felt that this should have been done before.

A motion that the vacation of Leahy Street between Larch Ave and the Hackley Hospital Professional Center Entry Drive be approved, based on the following condition: that all City easements be retained, was made by J. Aslakson, supported by T. Michalski and unanimously approved.

NEW BUSINESS

Case 2004-13: Request for site plan review for a new entry drive and parking lot improvements for Hackley Hospital, by Hackley Hospital (Gerald Adams). B. Lazor presented the staff report. The subject property is located within the Hackley Hospital Campus area. The plan calls for a new entry drive off of Laketon in between Peck Street and Leahy. The plan calls for parking lot improvements including reorienting the parking with the addition some islands and landscaping. The new entrance drive meanders through the site to the main entrance at a point near the intersection of Clinton and Dale. The new drive is divided south of larch and becomes combined north of that street. Staff has reviewed the Site plan and has the following comments: a) Currently there are approximately 1244 parking spaces in the project area. With the rotation of the parking area and new drives there are approximately 1176 parking spaces which is a decrease of 68 spaces. Because of the nature of the complex, staff is unable to determine if the amount of parking meets requirements, However, staff does not believe reducing the amount of parking by this much will be detrimental to the site. b) The minimum size for a parking space is 8' X 18'. The minimum size for a one way isle is 12 and the minimum for a two way is 22. In the southeastern parking area. The plan shows a 20' isle with 20' parking spaces. This would need to be changed to meet the minimum standards. Only the handicapped parking spaces have their widths dimensioned. In each separate parking area, the applicant needs to dimension the

typical parking space. c) Staff has counted 17 new lights on the sight. They meet the height requirement of being 25 feet and under. They need to be a down-type lighting having one hundred percent (100%) cut off. e) Curbing or curb stops should be provided in areas where vehicles may contact landscaping. f) The fence along with the landscaping along Hoyt Street helps to soften the view onto the large parking area along the road and meets the screening requirements of the ordinance. g) No signage information is provided. If any new signs are proposed, they should be included on the plan. h) The Department of Public works has reviewed the site plan and has accepted the plan with the following comments – Utility easements and Access to utilities will need to be addressed. i) The fire Department has reviewed the site plan and has accepted the plan with conditions. Fire access road leading from Laketon into complex shall not be less than 20' in width. (*It is proposed to be 18 feet in width*). All new constructed roads leading into complex shall meet the load requirements for support of a 76,000 lb. fire apparatus. Additional fire main shall be inspected and approved by city DPW, Plumbing, Mechanical, and fire officials. a) The Police Department has reviewed the site plan and has no outstanding issues with the plan. b) Staff has supplied the commission members with the City Engineer's comments at the meeting. Staff recommends approval of the request with the following conditions.

L. Spataro stated that since the applicant has stated that they would take care of the area, then Engineering's comment regarding a cul-de-sac wouldn't be needed. T. Johnson asked about the deceleration lane being placed on Laketon. G. Adams stated that it would conform to Engineering's requirements and the applicant would be paying for it.

A move that the proposed site plan for a new entry drive and parking lot improvements for Hackley Hospital be, approved based on the following conditions: 1) This plan is contingent upon the City Commission approving the vacation of Larch and Leahy. 2) A revised site plan will be submitted for staff approval. The revised site plan will contain: a) A vicinity map. b) Minimum isle and street widths need to be met along. Dimension a typical parking space in each lot. c) Lighting needs to be a down-type having one hundred percent (100%) cut off. d) Curbing or curb stops should be provided in areas where vehicles may contact landscaping. e) Any new signage must be shown on the plan. f) The plan must meet all conditions set forth by all city departments. 3) The intersection of Laketon & Jiroch would be constructed for a possible signal. 4) Owner is committed to re-evaluating the traffic situation at the proposed Laketon and Jiroch for a possible need of a signal. Should one become necessary, the owner would construct it at no expense to the City. 5) The City has the right to demand study of traffic in any future date. 6) Vacating Larch between Clinton & Peck creates a "dead" end section of road that City maintenance service could not use easily (snow plowing), therefore the owner needs to accept the maintenance responsibility on the remaining section of Larch between Clinton and Peck. 7) Evaluate the possibilities of abandoning existing utilities within the section of Larch to be vacated. 8) Extend 12" watermain in Larch from Jiroch to at least Hoyt to avoid having to dig that area up again to provide a better reliability. 9) The applicant agrees to pay for improvements related to the deceleration lane on Laketon Ave., was made by T. Johnson, supported by J. Aslakson and unanimously approved.

OTHER BUSINESS

Work Plan – P. Sartorius stated that he had spoken to staff about how likely it would be that any of the items on the work plan would be done. Due to the staff shortage, it wasn't likely that any of the items would be completed.

There being no further business, the meeting adjourned at 5:40 p.m.

hmg

4/15/04